This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1191378 DEEDQC
10/09/2024 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241009-0078508

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Eaddy-Ribar Tennessee Community Property Trust 328 Chesterfield Avenue Nashville, TN 37212	Same	104-10-0 081.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Susan Eaddy and David Ribar, Trustees of the Eaddy-Ribar Revocable Trust ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Susan Eaddy and David Ribar as the Co-Trustees of the Eaddy-Ribar Tennessee Community Property Trust, and its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 44 on the plan of Bransford Realty Co.'s West End Heights Subdivision, of record in Book 332, pages 124 and 125, Register's Office for said County.
>
> Said Lot No. 44 fronts 60 feet on the easterly margin of Chesterfield Avenue and extends back with the southerly margin of a 15-foot alley 125 feet on the northerly line and 147 feet on the southerly line to an alley in the rear, measuring 64.3 feet thereon.
>
> Being the same property conveyed to Susan Eaddy and David Ribar, Trustees of the Eaddy-Ribar Revocable Trust by Quitclaim Deed from Susan Adams Eaddy of record in Instrument No. 20181114-0112347, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 9th day of October, 2024.

Affiant

Notary Public

My Commission Expires: _____

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

This is improved property known as 328 Chesterfield Avenue, Nashville, TN 37212.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 9th day of October, 2024.

David Ribar, Trustee of the
Eaddy-Ribar Revocable Trust

Susan Eaddy, Trustee of the
Eaddy-Ribar Revocable Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Eaddy and David Ribar, as Trustees of the Eaddy-Ribar Revocable Trust, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of October, 2024.

Notary Public

My Commission Expires:

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

Certificate of Authenticity

I, Sarah Arick, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 9, 2024.

Date: 10/09/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on October 9, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

